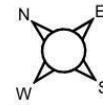


**Blackthorn Stables, WestEnd, Waltham St. Lawrence**  
 Main House internal area 3,809 sq ft (354 sq m)  
 Garage internal area 438 sq ft (41 sq m)  
 Outbuilding internal area 657 sq ft (61 sq m)  
 Total internal area 4,904 sq ft (456 sq m)



**Guide Price**  
**£2,850,000**

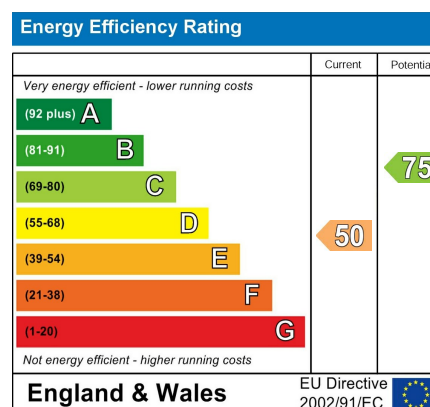
**West End, Waltham St. Lawrence**

A stunning contemporary barn conversion In a rural situation with paddocks and stables, about 3.3 acres.

- Fabulous conversion of period stables
- Oak and glass finish
- Vaulted ceilings with exposed timbers
- 5 Bedrooms, 5 bathrooms
- Over 3,800 sq ft
- Landscaped gardens and fenced paddocks, 3.3 acres

**Wonderful rural outlook over paddocks**

- Twyford 3 miles
- Henley-on-Thames 7 miles
- Reading 9 miles
- M4 (J8/9) 9 miles
- London 33 miles
- Heathrow 20 miles







## Blackthorn Stables

Blackthorn Stables is a stylish contemporary conversion of former stables and barns, beautifully presented with a luxurious finish to maximise the feeling of light and space. The house has been cleverly designed with fabulous open-plan living spaces with underfloor heated limestone flooring, arranged off the full length, oak framed glass hallway which provides access to all the rooms.

Plantation shutters provide shade and each of the bedrooms has an en-suite shower or bathroom and the impressive principal suite also has floor to ceiling wardrobes as well as a dressing room. The kitchen/dining and family room is a fabulous space with a vaulted ceiling and floor to ceiling windows overlooking the grounds. There is an impressive formal drawing room with a vaulted ceiling and large wood burning stove for cosy evenings and a further sitting/TV room. There is a utility room, study and boot room with outdoor dog shower.

Also on this floor is the luxurious principal suite with vaulted ceiling, a door to a sun terrace, a central dressing area and a mezzanine area. The two further ground floor bedrooms are of generous proportions and are both en-suite. Upstairs, there is are two further bedrooms; one with en-suite shower room and the other with a sitting toom and en-suite bathroom. Overall, the house has a chic and stylish energy, drawing in its surroundings to create a truly stunning country home.



## Outside

From the lane, secure wooden remote control gates lead to the drive which passes through the meadow and up to the generous parking area and double garage block with electric doors. The gardens around the barn have been professionally landscaped in a Mediterranean style, showcasing drought resistant plants and grasses.



The sweeping lawns are level and there are a number of outbuildings and sheds. The paddocks are fenced and there is an old sand school to one side. The stabling/field shelter is close to the house with two open stalls and at the end of the field is an open barn. In all the gardens and paddocks amount to 3.3 acres.

## Services

Mains water and electricity. Oil fired central heating. Private drainage. Windsor and Maidenhead Council, Tax Band: E. EPC Rating: E.

## Directions

Post code: RG10 0NL What3Words: ///resources.haunts.mercy

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*